

# \$349,900 - 2202 Tuscarora Manor Nw, Calgary

MLS® #A2170569

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,013 sqft

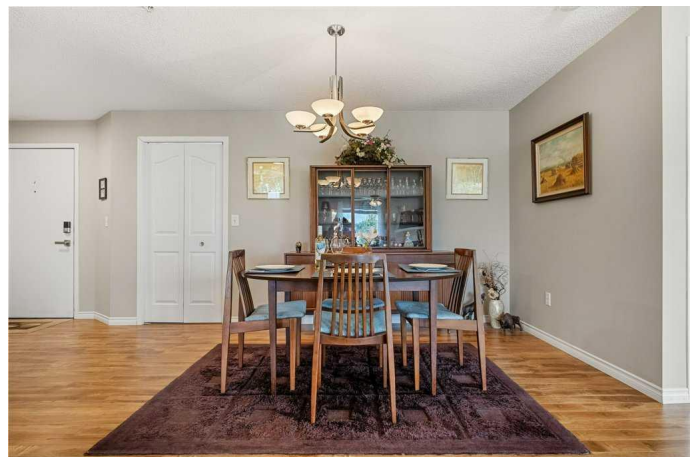
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Rare chance to own this updated, bright corner unit offering beautiful, unobstructed mountain views. Highly desirable location within the popular NW community of Tuscany. Superb 2 bedroom/2-bathroom floorplan is full of natural light. Large open kitchen features an abundance of crisp white cabinetry and plenty of counter space. The adjacent open living room is highlighted by a cozy corner gas fireplace. Sliding patio doors lead to the sunny south and west exposed covered balcony complete with a gas line for your BBQ. Spacious formal dining area will accommodate a large table and hutch. 2 Generously sized bedrooms include a large primary suite with a private 4-piece ensuite bath. Convenient in-suite laundry & storage. Bonus extra storage next to your titled underground parking stall. Updates include new designer paint, laminate flooring and walk-in full shower in the second 4-piece bath. Steps to the Tuscany LRT station and miles of community walkways. Easy access to Stoney Trail, Crowchild Trail, and west to the mountains. Minutes from major shopping, dining and entertainment options as well as the University of Calgary. Condo fees include all standard utilities. A great opportunity to own this multifaceted property.

Built in 1999

## Essential Information



MLS® #	A2170569
Price	\$349,900
Sold Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

### **Community Information**

Address	2202 Tuscarora Manor Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2J9

### **Amenities**

Amenities	Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Parkade

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Elevator, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 4th, 2024
Date Sold	October 22nd, 2024
Days on Market	18
Zoning	M-C1
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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